



**PAUL JANSEN**

Owner

**OFFICE**

211 St. Anthony Parkway  
Minneapolis, MN 55418

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August 20, 2015

Hank Hanten  
408 Knollwood Drive  
Hudson, WI

RE: 929 West 7<sup>th</sup> Street

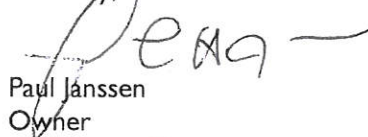
Dear Mr. Hanten,

At your request, I did a walk-through of the roof at the above property address with Tom and found that the old penthouse was removed since the last time I walked this roof. In my revised proposal I included 4 new skylights which are approximately 32" x 32" in size.

Please take a few moments to review this proposal and then give me a call on my cell phone to discuss further. I would be happy to address any questions you may have and look forward to working with you on this project.

Our Mission is  
to Install the  
Best Quality  
Roof for Our  
Customers

Sincerely,



Paul Janssen  
Owner

[paul.janssen@raycoconstruction.com](mailto:paul.janssen@raycoconstruction.com)



Receive 10% off  
your first leak call!

# Rayco Construction, Inc.

211 St. Anthony Parkway • Minneapolis, MN 55418  
Phone: (612) 781-8092 • MN License # BC003398 • Fax: (612) 781-8778

## PROPOSAL SUBMITTED TO:

Hank Hanten  
408 Knollwood Drive  
Hudson, WI

Phone: 612-961-6755

[hank@travelheadquarters.us](mailto:hank@travelheadquarters.us)

## WORK PERFORMED AT:

Re-roof using GAF® TPO membrane system  
Commercial Building  
929 West 7<sup>th</sup> street  
St Paul, MN 55102

Date: 8-21-15

This proposal is for the cost to tear off and completely re-roof the building at the above property location. Please refer to the attached roof diagram for additional information relating to this proposal.

### Roof Preparation:

- 1) Tear off the existing roof down to the wood deck.
- 2) Remove the existing coping tiles.

### Deck Examination:

- 1) Inspect the decking and replace any that is deteriorated with new decking of the same thickness. **This work will be completed on a time and material basis of \$65.00 per hour plus materials. This will be in addition to the base contract amount.** The customer will be contacted for approval. (Deterioration is usually not a problem on concrete decks; however, if we find deteriorated decking, we will contact the owner at that time and make provisions for necessary repairs. This charge will be in addition to the base contract amount.)
- 2) Any unused stacks, curbs, etc. will be removed and the holes will be covered over with appropriate decking material.

### Carpentry:

- 1) Install new wood blocking and plywood on the perimeters.
- 2) **Any (additional) carpentry work necessary will be undertaken on a time and material basis and will be in addition to the base contract amount.**
- 3) Install four new skylights (32"x32")

### New Insulation:

- 1) Cover the roof with 5.5" of expanded polystyrene bead board and 1/2" of wood fiber insulation.
- 2) The 1/2" wood fiber and E.P.S insulation board will be mechanically-secured to the underlying deck with self-tapping screws and insulation plates to meet I-60 specifications.

### New Roof:

- 1) Install a new GAF Everguard 60 mil TPO membrane energy efficient roof utilizing the Rhino-Bond system according to the manufacturer's specifications.

### Sheet Metal:

- 1) Install new 24 gauge pre-finished sheet metal around the perimeter edges with new scuppers and open faced downspouts.

### Mechanical Equipment:

- 1) **Any mechanical disconnects and reconnects necessary to complete this project will be in addition to the base contract amount.** (Prior to work beginning, we can coordinate with a mechanical contractor for an estimate for this work.)

### Job Procedure:

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- 1) While work is in progress, keep the job site clean and neat. When the job is complete, make sure all ground debris is cleaned up.

### Warranty:

- 1) The manufacturer will provide a 20-year warranty against leakage for labor and materials.

### Permits, Fees, and Taxes:

- 1) We have included all sales tax and permit fees to do this work.
- 2) Many cities now charge a plan-check fee. **If a plan-check fee is assessed against this project, the cost will be in addition to the base contract amount.**

### Notes:

- 1) Upon job completion, and prior to warranty issuance, the final inspection will be conducted by an inspector from the manufacturer.
- 2) **Due to rapidly changing material prices, the price quoted on this proposal can only be guaranteed for thirty (30) days beyond the date of this proposal. If this proposal is not accepted within the thirty (30) days, it may be necessary to adjust this price.**

We hereby propose to furnish labor and materials complete in accordance with the above specifications for the Sum Of:

**\$43,450.00**

With Payments to be made as follows:

**Thirty-Five Percent (35%) Due Upon  
Acceptance of Proposal**

**Balance Due Upon Completion**

*Interest at 1.5% per month (18% annum) will be charged on past due accounts.*

**Note:** This proposal may be withdrawn by Rayco Construction if not accepted within five (5) days.

**Acceptance of Proposal:** The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Date Accepted: \_\_\_\_\_ Signature: \_\_\_\_\_

*All material is guaranteed to be as specified, and all work shall be performed in a professional manner in accordance with the above specifications. Alterations or deviations from the above specifications will be made only upon written change order, signed by both Rayco and Owner, describing the change and stating what, if any, additional amount is to be paid by Owner. Owner assumes the risk of concealed or unknown conditions, including, but not limited to, the presence of asbestos, which delay or increase the cost of Rayco's performance, and Owner shall agree to pay reasonable, additional charges resulting from those conditions before Rayco shall be obligated to continue performance. Rayco is not responsible for delays resulting from strikes, transportation disruption, weather, accidents, materials shortage, or other causes beyond its control. Rayco is not responsible for damages to the premises resulting from vibration caused neither by its performance, nor for any incidental or consequential damages arising out of any error or omission in performance by Rayco. Structural analysis, existing and future mold are excluded from this contract unless otherwise noted. All materials shall be as specified above, and all work shall be performed in a professional manner. All other express or implied warranties, including the implied warranties of fitness and merchantability, are hereby excluded. Owner's sole remedy for breach of any and all warranties by Rayco, whether expressed or implied, shall be limited to repair or replacement, at Rayco's option, of the portion of the work and materials, supplied hereunder that are determined to be defective. Owner agrees to pay additional reasonable charges, including hourly rates for idle equipment resulting from delays of Rayco's performance caused by Owner or Owner's other contractors. Unless otherwise agreed, payment shall be due upon completion of the work by Rayco, and invoices shall be payable within ten (10) days after receipt by Owner. A service charge of the lesser of the maximum legal rate, or one and one-half percent (1.5%) per month will be added to past due accounts.*

Rayco Construction, Inc.:

Authorized Signature: \_\_\_\_\_  
Paul Janssen

**Preliminary Lien Notice:** Any person or company supplying labor or materials for this improvement to your property may file a lien against your property if that person or company is not paid for the contributions. Under Minnesota law, you must have the right to pay persons who supplied labor or materials for this improvement directly and deduct this amount from our contract price, or withhold the amounts due from us until 120 days after completion of the improvement unless we give you a lien waiver signed by persons who supplied any labor or material for the improvement and who gave you timely notice.